## REAL ESTATE; **BUILDING NEWS**

More Ground Room Would Make Houses More Easily Rented.

THE MISTAKES OF BUILDERS

If Land Agents Want Real Estate Exchange They Can Have It.

This week will be noted by the offering and attractive property, which is not conings and West End lots.

Monday at & P. M. by H. Seldon Taylor and Company and J. Thompson n and Company, of a large number splendid Allison and Addison eso and lying, as it does, near the Lee Davis monuments, is considered ex-ent property.

pany will also sell at auction on Thurs day, 15th, at 6 P. M., the large and commodious dwelling No. 2805 East Frank lin Street, formerly occupied by the Virginia Club. This is a fine old mansion of ante-bellum type, some of its interior decorations having been imported from the Continent, and is said to have been one of the most costly houses erected on the Hill.

one of the most costy houses effected on the Hill.

Owing to the scarcity of desirable business property, the sale Friday, June 16, at 1 o'clock, of the warehouse and desirable lot at Ninth and Cary Streets will doubtless be well attended by solid investors. Messrs. J. Thompson Brown and Company will conduct this sale, as well as one later in the day of the two-story brick dwelling No. 121 West Cary Street, corner of Jefferson Street. Tuesday, by N. W. Bowe and Son, two tracts of land in Henrico county.

Wednesday, by N. W. Bowe and Son, two tracts of land in Henrico county.

Wednesday, by N. W. Bowe and Son, the residence No. 112 North Third Street, Same day, by Pollard and Ragby, frame house No. 514 North Twenty-seventh Street.

use No. 514 North Twenty-seventh reet. The real estate market continues quite live and a number of sales of more or simportance were consummated during week. The building boom continues hout any apparent abatement, and ry builder and architect in the city is husy as a hen with thirteen chickens, beaking about the much building yestay, a prominent real estate man said; think the people who are building uses to sell or for rent are in the main king a mistake in the character of the ises they are building, especially in West Ind. Too many flats and consider the continue of the city in that part of it which is being so rapposition. It rally-makes no sick to see to the continue of the city in the continue of the city in the part of it which is being so rapposition. It rally-makes no sick to see

agents about organizing a real estate exchange in the city. "It is a matter," said one agent to a Times, Dispatch man, men. If they want an exchange, they can very easily get together and organize one."

Property Transfers.

Rehmond: W. A. Huddlestum and wife to M. C. Ruffin, 23 2-8 feet on the east line of Thirteenth Street, 171-13 feet from the southeast corner of M Street, \$550, James P. Johnston's trustee to W. S. Peyton, 22 feet on the east line of Third Street, between Jackson and Duval Streets.

Streets, between Jackson and Duval Streets.

Truman A. Parker, Jr., and wife and Elvisa, G. P. and J. W. Caldwell, Jr., to Mary E. Rudder, 18 feet on the north line of Byrd Street, 112 43, 12 feet east of Fourth Street, 5900.

Mary E. Rudder to Bessie A. Spence, 18 feet on the north side of Byrd Street, 112 43, 12 feet east of Fourth Street, \$1,000.

Oliver J. Sands and wife to Nannie G. Thierman, 30 feet on the south side of Monument Avenue, 120 feet west of Meadow Street (this deed was erroneously reported in yesterday's Issue), \$5.

Henrico: F. Sitterding and wife to Richmond Locomotive Works, 480 feet on the north line of Magnolia Street, 160 feet east of Fifth Avenue, plan of Chestnut Hill, \$500.

M. L. Kinstein, the president of the firm of L. Kinstein and Company, of New York, has been in the city for a few flays, and will leave for New York Sunday. They are the well known sale conductors and advertisers. Mr. Kinstein speaks very highly of Richmond and has made several friends on this trip.

AUCTION SALES-Monday.

AUCTION SALE.

I will sell at my farm in Hanover county, 5 miles from Richmond, on old tele-graph road, at 3 P. M.; 5 Cows, 1 Heifer, 1 Jersey Bull; also 1 lot of Milk Cans.

A. G. QUARLES. Real Estate Investors, ATTENTION!

Auction sale of Nos. 521 and 523 North First Street, on Wednesday, June 19th, at 6 o'clock.

McVEIGH & GLINN.

AUCTION SALES-Monday.

By Geo. V. Oliver, Auctioneer, froad Street, between First Street an Brook Avenue. 'Phone 458L.

Antique and Modern Furniture, Carpets, Druggets, Matting, Pictures, Mirrors, Sewing Machines,

I Will Sell at My Warerooms, 00 Broad Street, To - Morrow (Monday) June 12, 1905, Commenc-

ing at 10:30 A. M.,

In handsome Claw-Foot Mahogany Sideboard, Mahogany and other Claw-Foot Chess of Drawers, Slope-Top and Upright Secretaries, various styles Mahogany Tables, Antique Blue and other China, Old Oil Paintings, very handsome Onk and Walnut Book Cases, China Closets, Sideboards, Dining Tables, Chairs, Rockers, Oak Chiffoniers, Single and Double Oak Wardrobes, Oak Bed-room Furniture, Iron, Beds, Springs, Mattresses, handsome Moquet, Tapestry and other Druggets; Hall, Stair and other Carpets; Matting, handsome lot Pictures, Mirrors, Refrigerators, comparatively New Drop-Head Singers and other Sewing Machines, complete with all attachments; Kitchen Furniture, Cook Sioves, etc.
Ladles invited. Sale positive. Terms cash.

GEO. V. OLIVER, Auctioneer.

By H. Seldon Taylor & Co. J. Thompson Brown & Co., Real Estate Agents and Auctioneers. COMMISSIONERS' AUCTION'SALE

60 Choicest West End Lots. Franklin, Grace and Broad Streets. LOCATION:

Cedar Street, SITE OF THE MAGNIFICENT Jefferson Davis Interstate Monument.

The prettiest Lots and most desirable location in the rapidly growing West End; 5) per cent. enhancement over the present value may be confidently expected in the near future.

By virtue of two decrees of the Richmond Chancery Court, June 15th, 1900, and June 21st, 1904, respectively, entered in suit of "Allison's Executors &c., vs. Addison & Others," we, as Special Commissioners, therein appointed for the purpose, and the suit of the purpose, and the suit of the purpose. will sell at public auction, on the premises, COMMENCING ON FRANKLIN STREET,

## Monday, June 12, 1905, 5:30 o'Clock P. M.,

the above property, the metes and bounds of each lot seen on maps furnished by either agency on application and on the premises on day of sale.

TERMS—One-fourth cash, balance at 8, 12 and 18 months; purchaser to give notes for deferred payments, with interest added, and title retained until all purchase money is pald and a conveyance is ordered by the court. Taxes for 1905 to be proprated.

E. B. ADDISON,
WARNER MOORE,
'Special Commissione
BROWN & TAYLOR, Auctioneers.

The bond required of the Special Com has been duly given. CHAS O. SAVILLE, Clerk.

Large Auction Sale of Fine Furniture, Crockery and Diningware. To - morrow, Auction Sale of Attractive Monday, Morning, June 12th,

We will sell, at our warerooms, No. 618
East Broad Street, for parties declining housekeeping, an extra large lot of
fine Furniture, consisting of one handsome White Enameled Bed-room Sult of
12 pieces, containing Mirror Door, Armour,
Chiffonier, Dresser, Bed, Washstand,
Chairs, Table, Comode, etc.; handsome
Oak and Walnut Bed-room Sults, very
handsome 3- and 5-piece Parlor Sults, in
Mahogany; Leather and other Couches,
Walnut Dining-room Sult, consisting of
China Case, Extension Table and Sideboard; Oak Extension Table and Sideboard; Oak Extension Table Cak and
Walntt Book Cases, Roll-Top Desks,
large lot of Hotel Iron Stone China Case,
Suare and Upright Planos, Brass Beds,
Chairs, Tables, Bureaus, Washstands,
Pictures, Rugs, Marting, large Grocer's
Refrigerator and a large lot of numerous other Furniture, etc.

## SPECIAL.

At 16:30 sharp, will sell one fine Driving Mare, standard bred, 3 years old, sound, family-broke, and will be sold under full THE VALENTINE AUCTION CO.

AUCTION SALES-Monday.

GEO. W. MAYO, Auctioneer, 110 N. Seventh Street. will sell, at my auction house, at 10:30

Monday, June 12, 1905, Monday, June 12, 1905,

Monday, June 12, 1905,

Monday, June 12, 1905,

Molifor Bay Horse. Oak Roll-Top Desk, Revolving Chair, Cedar Filing Cabinet.

More Partition, 20 Chairs and Rockers, all styles and kinds: Brass and Iron Beds, Parlor Suits and Chairs, Knabe Sauare Plano, Oak and Walnut Chamber Suits, Refrigerators and Ice Boxes, Store Awhing, handsome Cherry Mantel Cabinet, Oak and Walnut Extension Tables, Columbia Granhaphone and Records, Busky very fine Oak Sideboard and Hall Rack, Chesp Wardrobes, New and Used Mattins, Ladles' Gold Watch, lot of Revolvers, 22 Rolls of Fly Screen Net, Carpets, Mattresses, Sewin Machines, Canvas Tent. Good Cooking Stoves, and a large lot of General Household Articles, TERMS; Cash.

B. C. Buford, Salesman.

CARLOAD GENERAL MERCHANDISE.

By direction of a transportation cominy, we will sell, at our Auction Rooms 105 East Main Street (second and thirtoers). WEDNESDAY, JUNE 14, 1900 mmencing at 10:30 A. M., 2:500 to 3:70 kirs Men's, Ledles' and Children's Shoes column and high grade; about 1:000 ma inedium and high grade; about 1,000 pair Rubbor Shoes, about 750 boils Dry Goods, Buch as Sheeting, Flannelsfi Ginghams, Linens, Draperies, etc., etc.; 250 Men's and Boys' Sults, large lot of Men's and Boys' Pants, 15 dozon Fine Hats, 25 dozon High-Grade Shirts, large assortment of Fine Candles, large and general assortment of Groceries, about 100 Oil Conts, 2 cases Ladles' Corsets, Blankets, 2 bimdies Yarn and many other desirable goods, nearly all of which are in good condition, having been carefully assorted and arranged in lots to sult the trade.

TERMIS: Cash, Sale absolute.

RICHMOND AUCTION, CO.
GEO. H. VALENTINE, Auctioneer.

By J. Thompson Brown & Co., 1113 Main Street.

Large and Valuable E. Franklin St. Dwelling, No. 2605, near 26th St. Best Part Church Hill, Formerly Occupied by the VIRGINIA CLUB, At Public Auction,

ON THE PREMISES,

Thursday, June 15, 6 P. M.

An exceedingly well built and commodious mansion of "Anti-Bellum type," containing 17 rooms, besides large and spacious halls, two baths, toliet in all chambers, handsome imported Italian marble mantels, two Latrobes, gas and electricity. It has been considered one of the most valuable and best built homes in that section, with unexcelled views of river and landscape. The lot fronts 69 river and landscape. The lot fronts 69 reet and has upon it a large stable, cowhouse and other improvements. The house could be easily turned into flats or two tenaments if desired, or will make a most comfortable home for a large family. Will be sold as a whole or if desired, the house and 29 feet separate from the vacant lot, 30 feet on the east. Immediate possession if desired.

Tidrins: Very liberal and announced at sale.

J. THOMPSON EROWN & CO.

J. THOMPSON BROWN & CO., Auctioneer:

By The Valentine Auction Co., Auctioneers.

Auction Sale of Household Furniture of Dr. O. W. Jewett, No. 15 W. Clay St., Tuesday Morning, June 13th.

By Pollard & Bagby.

Dwelling, S. W. Corner of First and Canal Streets, Detached, Large Lot, Nice Order.

We will sell by auction on the premises, on
THURSDAY, JUNE 18TH, 1905,
at 6 o'clock P. M.,
the above mentioned desirable property.
Lot 34 feet front.
TERMS: Easy and announced at sale.
POLLARD & BAGBY,
Augtloneers.

By GEO. W. MAYO, Auctioneer. AUCTION SALE. HOUSEHOLD FURNITURE.

I will sell, for Mrs. C. E. Brown (who is leaving the city), at her residence, No. 698-610 East Clay Street,

TUESDAY, JUNE 13th,

At 10;30 o'Clock A. M.,
her entire lot of Household Furniture, consisting of Bed-room Suits, Lounges, Chairs, Rockers, Mattings, Rugs, Carpets, Enameled Bedsteads, Couches, Tolbit Sels, Parlor Lamps, Lace Curtains, Gas Range, Kitchen Utonsils, Kitchen Furniture, etc., etc.

GEO. W. MAYO, Auctioneer,

B. C. Buford, Salesman.

By Richmond Auction Co., 1205 E. Main Street.

AUCTION SALES, Future Days

RICHMOND AUCTION CO.,
1205 E. Main St., Richmond, Va.

Special to the Trade:
BIG WRECK SALE
OF

CARLOAD GENERAL

AUCTION SALES, Future Days

AUCTION SALES, Future Days

AUCTION SALES, Future Days

By N. W. Bowe & Son,
Real Estate Auctioneers.

Commissioners' Auction Sale
OF

Valuable Timber Land In
Charles City County, Va.

By Virtue of a decree of the Circuit
Commissioners' Auction Sale
OF

Valuable Timber Land In
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

Charles City County, Va.

Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

Charles City County, Va.

Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

By Virtue of a decree of the Circuit
Charles City County, Va.

Charles City

As executor of Ann Wallace, deceased, will sell by public automatics, on WEDNESDAY, JUNE 14TH, 1905, WEDNESDAY, JUNE 14TH, 1905, No. 14th unusually

Ju 9-tds G. W. WALLACE, Executor.

T RUSTEE'S PUBLIC SALE

Large Corner Lot, Fronting 55 by about 90 Feet, WITH Good Two-Story Frame Dwelling Thereon, Northeast Corner Oak and

High Streets, NORTH OF AND NEAR FRICK'S COR-NER, ON BROOK AVENUE AND OAK STREET.

OAK STREET.

In execution of a certain deed of trust, dated June 1st, 1904, recorded in D. B. 170, B., page 23, Henrico County Court; the debt being in default, and being required so to do by the beneficiary, the undersigned trustee will sell by public auction, on the premises, on FRIDAY, JUNE 16, 1905, at 6 o'clock P. M., the real estate described in said deed, and situated as above stated.

This is a conveniently located and comfortable house, occupying about half the said lot, affording vacant ground sufficient for a similar detached house, and the property is worthy the consideration of home-seekers of small means, and investors for fental purposes.

TERMS: For cash as to \$550, and investors for fental purposes.

TERMS: For cash as to \$550, and investors for fental purposes.

TERMS: worthy the consideration of home-seekers of small means, and accured by deed of trust, or the expenses of saile, and taxes to day of sale, and the residue in caust instalments at one and two years, with interest added and secured by deed of trust, or the whole in cash, at the option of the purchaser. in cash, at the option of the purchaser.

By J. Thompson Brown & Co., Real Estate Agents and Auctioneers. E XECUTOR'S AND TRUSTEE SALE

Central Corner Business Property, TO CLOSE AN ESTATE, S. W. Corner Cary and Ninth Streets, 43 1-3x40 FEET, Friday, June 16, 1905, 1 o'Clock P. M.

authority of the heirs of Thomas man's estate, we will sell at public on, on the premises, at the above and date, that most desirable centra

J. THOMPSON BROWN & CO., Ju 11-tds Auctioneers.

By H. Seldon Taylor & Co., Real Estate Auctioneers.

Auction Sale of Four Small Brick Dwellings, Nos. 120 and 122 South First Street, Corner of Canal, and Nos. 18 and 20 E. Canal Street, Immediately in Rear of Above, on Thursday, June

15, 1905, at 6 o'Clock P. M. The First Street dwellings contain 7 rcoms each, gas, water and bath, and the Canal Street houses contain 5 rooms each, with water and gas. The contral and convenient location of this property renders it specially desirable for persons of mederate means for homes, and should also attract those seeking a paying investment. TERMS: 1-4 cash, balance at 6, 12, 18 and 24 months, for notes with interest added, and secured by trust deed on the property, or all cash, at option of purchaser.

H. SELDON TAYLOR & CO.

H. SELDON TAYLOR & CO., Auctioneers, fly Edward S, Rose Company, Real Estate Auctioneers.

A UCTION SALE OF

Three Most Desirable Building Lots,

N THE EASTERN SIDE OF THIRTY SECOND, RETWEEN BROAD AND MARSHALL STREETS, EACH HAVING A FRONT OF 24 BY 132 PEET, TO AN ALLEY IN REAR. Tuesday, 13th Day of June,

at 6 o'clock P. M., sell by auction, upon the premises, the above described proper-ty. The recent improvements in this locality justify us in saying, you cannot go astray in placing your money here with an assurance of an early increase, TERMS: At sale.

1905,

EDWARD S. ROSE CO.,

ing interest from date of sale and payable semi-annually; or at the option of the purchaser he may pay cash; the title to be retained until the futher order of the

JOHN F. NANCE, A. C. WILLCOX, Special Commissioners. May 23-tds

asamjel ida L. Brooke, Clafemont, Va., 2
sample, Ida L. Brooke, Clafemont, Va., 2
cases soap. Frank A. Ridout, Claremont, Va., 2
cases soap. Frank A. Ridout, Claremont, Va., 1
cases, Va., 1
case, Va., 1
cases, Va., 1
cases,

**AUCTION SALES, Future Days** 

By J. Thompson Brown & Co., 1113 Main Street.

Auction Sale Two- Story Corner Brick Dwelling,

No. 131 Cary and Jefferson

One Block Jefferson Hotel. will sell at auction on the pre Friday, June 16th, at 6 P. M. tritially, Julie 10th, at 6 P. M., the above property, containing 6 rooms besides sub-cellar, city improvements, etc. The property could be turned into a CORNER STORE, with flats above at slight expense and would pay handsometry as a permanent investment, or with a little improvement could be made a snug dwelling. Its proximity to the New Jefferson will improve its renting and selling value.

TERMS: Easy and announced at sale.

J. THOMPSON BROWN & CO., Auctioneers.

By Pollard Bagby. A UCTION SALE OF GOOD FRAME HOUSE, NO. 514 N. TWENTY-BEV ENTH STREET.

We will sell at auction to the highest bidder,
WEDNESDAY, JUNE 14TH, 1905,
at 6 o'clock, the above mentioned six-root
frame dwelling.
First-class investment or good home.
TERMS-\$50 cash, rest casy.
10 0.428
POLLARD & BAGBY.

REAL ESTATE-For Sale.

WILL SELL CHEAP

o close quickly, dwelling and store, with stock of merchandlse; in nearby town, on callroad and electric line. A Good Investment. Seventy acres of pretty laying land, hree-quarter mile of car line; within we miles of Richmond. To a quick pur-chaser, only \$50 an acre.

A BIG BARGAIN.

Ten-room brick house, 80 acres of land, hree miles from city.

CASSELMAN & CO.,

FOR SALE.

Barton Heights.

Low prices and easy terms.
C. L. & H. L. DENOON,
821 E. Main Stree FOR SALE,

36 ACRES, WELL TIMBERED; 3-ROOM cottage; stable, etc.; well watered; good road. Price \$1,690. R. B. CHAFFIN & CO. (INC.).

Handsome Dwellings
the West End. Delays are dangerous
now.

C. L. & H. L. DENOON, 821 E. Main Street.

SMALL CASH PAYMENT AND LONG TIME ON BAL-ance at 5 per cent. Interest, for 414 East Leigh Street, Two-story modern brick dwelling.

SUTTON & CO.

com house, barns, etc.; orchard and ineyard; wire fence. Price \$2,500. Terms R. B. CHAFFIN & CO. (INC.), No. 1 N. Tenth Street

PRETTY HOME

IN BARTON HEIGHTS, 100 feet of ground and all modern

GREEN & REDD.

FOR SALE AND EXCHANGE.

Highly improved farms, to exchange for farms, J. R. HOCKADAY & CO., 812 East Main.

\$3,600

FOR A NEW 9-ROOM 2-STORY MOD-ern brick dwelling, well located in West SUTTON & CO.

\$6,500

WILL BUY SOUTHSIDE, CENTRALLY located, detached, stook brick, granite-trimmed dwelling of 12 rooms; large lots side and rear entrance; located in first-

cinss neighborhood. WM. B. PIZZINI CO., Tenth and Bank Streets. Price \$1,300. Rental \$150.

McVEIGH & GLINN. West Grace Street Building

Lots, NEAR ALLEN AVENUE, AT REASON-ABLE PRICES.

SUTTON & CO.

WILL BUY-ONE OF THE MOST CON-veniently arranged and thoroughly mod-ern brok dwellings in Lee District. Just completed. H. SELDON TAYLOR & CO., No. 8 N. Elevenih Street.

\$2,100 WILL BUY TWO SIX-ROOM BRICK dwellings, Rent \$24 per month.

POLLARD & BAGBY.

FOR SALE,

WILL BUY NORTHSIDE, CENTRALLY located, detached brick, 3-story dwelling of 12 rooms, newly papered, etc.; stable and large lot.

WM. B. PIZZINI CO., Tenth and Bank Streets.